



## 35 Oakmount Court Calgary Alberta

\$895,000

Nestled within an exclusive, gated, age-restricted (18+) condo complex, this exquisite 2-story townhouse offers a blend of luxury and sophistication in one of the most sought-after locations, just steps from the serene South Glenmore Park. From the moment you enter, you are greeted by impeccable finishes and detailing that elevate this home to a class of its own. The main floor welcomes you with a sunken den, where a cozy wood-burning fireplace creates a warm and inviting ambiance, perfectly complementing the view of the charming, private front patio. This space flows effortlessly into the formal living room, making it ideal for intimate gatherings and elegant entertaining. Adjacent to the living room is a spacious dining area that exudes sophistication. The heart of this home is undoubtedly the gourmet kitchen, a chef's dream equipped with state-of-the-art appliances, including a double oven, gas cooktop and warming drawer, wonderful tools to create culinary masterpieces for 1 much larger parties. The casual dining area is perfect for everyday meals, featuring a second fireplace surrounded by built-in storage, adding both functionality and a touch of charm. Completing the main level is a stylish 2-piece powder room and a practical mud room that leads to the garage, offering additional storage solutions and of course parking for 2 vehicles. Ascend the central staircase to the upper level, where luxury and comfort continue to impress. The palatial primary bedroom suite is a true retreat, featuring a gracious sitting area with its own fireplace, a lavish 6-piece ensuite, and a private balcony. Imagine starting your day with a peaceful coffee, yoga, or painting session, all while enjoying the serene outdoor view. An open area on this floor provides a versatile space perfect for a family room and a home office, with access to a second balcony that overlooks the beautif...

Exercise room 12.58 Ft x 10.92 Ft

Laundry room 24.17 Ft x 10.33 Ft

Recreational, Games room 38.67 Ft x 13.08 Ft

Storage 10.17 Ft x 11.25 Ft

Furnace 10.67 Ft x 10.25 Ft

2pc Bathroom 5.50 Ft x 4.75 Ft

Kitchen 12.17 Ft x 13.58 Ft

Living room 18.67 Ft x 12.58 Ft

3pc Bathroom 9.08 Ft x 11.00 Ft

6pc Bathroom 12.33 Ft x 13.00 Ft

Bedroom 12.83 Ft x 11.42 Ft

Bedroom 15.92 Ft x 14.17 Ft

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Den 13.42 Ft x 10.67 Ft

Dining room 10.67 Ft x 13.42 Ft

Dining room 16.25 Ft x 12.00 Ft

Foyer 9.75 Ft x 11.25 Ft

Family room 16.42 Ft x 11.83 Ft

Office 10.67 Ft x 13.58 Ft

Primary Bedroom 18.67 Ft x 23.25 Ft